



Manuel Leos, Mayor  
City Council:  
Victor Carrejo, Place 1  
Alfredo Lopez, Place 2  
Sonia Arceo, Place 3  
Lourdes Cloud, Place 4  
Santos Lucero, Place 5

R06-21-A-014

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**Narrative Information Sheet**  
**Community Park Site, 475 East Vinton Road**  
**Vinton, Texas**

**1. Applicant Identification**

Village of Vinton  
436 E. Vinton Rd.  
Vinton, Texas 79821

**2. Funding Requested**

- a. Assessment Grant Type: Site-Specific
- b. Federal funds requested:
  - i. \$78,618.00
  - ii. A Site-specific Assessment Grant waiver is NOT being requested.

**3. Location**

- a. Vinton
- b. El Paso County
- c. Texas

**4. Property Information:** Community Park Site, 475 East Vinton Road, Vinton, Texas 79821

**5. Contacts**

- a. Project Director, Village of Vinton – Andrea Carrillo, (915) 886-5104, [acarrillo@vintontx.us](mailto:acarrillo@vintontx.us), 436 E. Vinton Rd., Vinton, TX 79821
- b. Chief Executive, Village of Vinton – Mayor Manuel Leos, (915) 886-5104, [mleos@vintontx.us](mailto:mleos@vintontx.us), 436 E. Vinton Rd., Vinton, TX 79821

**6. Population**

2,043 (2017 estimate, [www.census.gov](http://www.census.gov))

**7. Other Factors Checklist**

The following identifies other factors that apply to the proposed project:



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**Other Factors****Page #**

Community population is 10,000 or less

1

The site is partially within a federally designated flood plain

1

The reuse of the site will incorporate energy efficiency measures

2

30% or more of the overall project budget will be spent on eligible reuse

planning activities for priority brownfield sites within the target area

8

**8. Letter from the State Environmental Authority (TCEQ)**

Attached

**Narrative Information Sheet Attachment:  
Letter from the TCEQ**

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 22, 2020

Ms. Andrea Carrillo, Village Administrator  
Village of Vinton  
436 East Vinton Road  
Vinton, Texas 79821

Re: Village of Vinton's Application for a U.S. Environmental Protection Agency  
Brownfields Assessment Grant for the Village of Vinton Community Park Site,  
located at 475 East Vinton Road, Vinton, El Paso County, TX

Dear Ms. Carrillo:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the Village of Vinton's application to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant for the Village of Vinton Community Park Site. The site is enrolled in TCEQ Voluntary Cleanup Program (VCP) under VCP No. 2814. The Village intends to develop the vacant property as a community park. The TCEQ believes that receiving the assessment grant will enable the Village of Vinton to complete their assessment requirements in the VCP and will beautify the area. Additionally, achieving this assessment would significantly benefit the Village of Vinton by improving the environment.

The TCEQ looks forward to working with the Village of Vinton on its Brownfields initiative and supports the grant application. You may contact me at 512-239-1471 or [Iryna.Kushnirsky@tceq.texas.gov](mailto:Iryna.Kushnirsky@tceq.texas.gov) with any questions or if you need any additional information.

A handwritten signature in blue ink, appearing to read "Iryna".

Iryna Kushnirsky, Team Leader  
VCP-CA Section  
Remediation Division

cc: Ms. Mary Kemp, EPA Region 6, Brownfields Team, [kemp.mary@epa.gov](mailto:kemp.mary@epa.gov)  
Ms. Denise Williams, EPA Region 6, Brownfields Team, [williams.denise@epa.gov](mailto:williams.denise@epa.gov)  
Ms. Kristy Mauricio Livingston, Brownfields Program Manager, TCEQ Remediation  
Division, [kristian.livingston@tceq.texas.gov](mailto:kristian.livingston@tceq.texas.gov)  
Ms. Brenda Barnes, Ph.D, P.G., Senior Associate Geologist, Wood E & I S Inc., 125 Montoya  
Road, El Paso, TX 79932

## **NARRATIVE**

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

Vinton, Texas is a village located within northwestern El Paso County, approximately 25 miles north of downtown El Paso. Nestled between U.S. Interstate Highway 10 and the Rio Grande, Vinton lies approximately 15 miles from the U.S./Mexico border. Native Americans lived here prior to the arrival of the Spaniards, who established a stop for water along the Camino Real between El Paso and Santa Fe. In Spanish and Mexican colonial times, the settlement grew and was called La Salinera, for the abundant salt cedars growing along the flood plains of the Rio Grande.

Vinton has an estimated population of 2,043 and is now home to various businesses and manufacturing facilities including the Vinton Steel metal recycling, steel casting and rolling mill facilities. In addition, we serve as a bedroom community and many of our residents commute to El Paso for their employment. With a median household income of \$35,568, almost 35% of the population lives in poverty and the residents are characterized as 96.9% Hispanic. Most residents identify culturally as Mexican American, and many have extended family on both sides of the U.S./Mexico border.

The proposed Vinton Community Park Site is approximately 11-acres of undeveloped land. The Site includes native desert vegetation with areas where some grading has occurred, and areas used by metal recycling facilities in the 1960s-1970s to dump waste materials, when environmental regulations were non-existent. Waste materials at the Site are primarily automotive “shredder fluff” consisting of foam insulation, rubber, scrap metal, hoses, plastic, wire and other automobile and appliance components. This waste is concentrated in the eastern and central portions of the Site. A residential neighborhood lies immediately west of the Site. An operational metals recycling facility is immediately east of the site and the Vinton Steel mill lies northeast of the Site. The recycling facility and Vinton Steel began operations in the 1960s. The steel mill uses the recycled ferrous metals from the adjacent recycling facility to manufacture steel rebar and grinding balls for the mining industry. The Site is partially fenced, however, it can be easily accessed from the residential neighborhood to the west.

Initial environmental assessment activities confirmed elevated concentrations of metals (primarily arsenic, lead, and mercury), total petroleum hydrocarbons (TPH), and polychlorinated biphenyls (PCBs) associated with the shredder fluff. An estimated five to seven acres of the 11-acre property contain automobile shredder fluff waste piles, and in some areas the piles range from five to ten feet high. The volume of waste material has been estimated at about 70,000 to 75,000 cubic yards. Much of the waste is present at the land surface and is subject to runoff during rain events and wind erosion. An arroyo system classified as a federally designated Zone A flood area crosses the Site. During rain events surface runoff from the waste piles flows into the arroyo system and offsite to downstream areas to the west, into the residential area and eventually making way to the Rio Grande, approximately ¾-miles away. Brownfields grant funds will be used to assess the hazardous substances across the site in preparation for a future response action.

The Village of Vinton plans to develop the Site with a Community Park. Conceptual plans call for the automobile shredder fluff waste to be stabilized in place and covered/capped. Components of the park, including parking areas, a community center building,

softball/baseball playing fields, a skate park and walking trails will be constructed strategically over the covered/capped waste to prevent surface exposure and runoff of the waste, and to prevent infiltration of surface water. The park will include many important facilities for the use of our citizens, such as recreational components, playground equipment, greenspace, a demonstration garden for xeriscape, and a community center building.

The Site is under the jurisdiction of the Texas Commission on Environmental Quality (TCEQ) and is being address under the TCEQ Voluntary Cleanup Program (VCP). The VCP has directed the Village of Vinton to conduct additional assessment activities at the site and submit a revised Affected Property Assessment Report (APAR) as a condition of moving ahead with the already approved response action plan (RAP). The approved RAP includes steps to mitigate the potential for health risks in line with Texas Risk Reduction Rules (TRRP) by eliminating direct exposure of the hazardous substances and controlling surface water runoff and wind erosion. The Village of Vinton does not have funding available to conduct the additional assessment activities directed by the TCEQ, and thus cannot move forward with implementation of the RAP.

**b. Revitalization of the Target Area**

The Village of Vinton plans to transform the Site from a large vacant, contaminated, unusable property into the proposed Community Park. The Site is located immediately north of the Village of Vinton offices/city hall and the existing two-acre City Hall Park, allowing convenient public access. The proposed park will include recreational facilities and green areas, as well as a community center to engage, educate and embrace the local community. Various educational and social programs for the public are anticipated to use the community center.

The proposed 11-acre park is planned to include a 25,000-square foot community center, parking lots, two softball fields, a concession stand, a walking path, a pedestrian bridge, a basketball court, a playground, and covered picnic areas. The proposed community center building will be equipped with an energy efficient heating, ventilation, and air conditioning (HVAC) system and appliances/components, and the potential for use of solar panels for energy generation for the park and building will be evaluated during the planning phases. Solar-powered lighting will be utilized throughout the park, as appropriate.

In spite of the many challenges associated with a lower-income, predominantly minority population, we have embraced sustainability in many aspects of their municipal programs. Sustainability, improvements to quality of life, and care for the environment are priorities for the Village. Vinton will be incorporating green remediation techniques that support the sustainable future use of the Site. It is planned that the waste materials will remain on site instead of being removed and disposed of offsite, which will reduce the potential exposure to nearby residents to contaminants during removal efforts and reduce emissions associated with transport of such large volumes of waste for offsite disposal. The Village will explore other sustainable and green remediation techniques during the response action and park construction phases, including the recovery of any recyclable materials such as remaining metallic components prior to and/or during the waste stabilization, as well as water efficiency during dust control measures.

In the Parks and Open Space Master Plan<sup>1</sup>, the Village of Vinton demonstrated insufficient park and green areas exist within Village boundaries and more greenspace and park lands are needed. The park will include recreational components, greenspace, and a demonstration garden for xeriscape, in addition to the community center. It is anticipated that the park and community center will be utilized by various citizens groups, non-profits, and agencies for public and private functions, as well as social and educational programs. Neighborhood children and adults will be able to enjoy park features and greenspace, which are much needed in this arid area.

The Master Plan proposes that this community park will be connected by way of a 3-mile walking trail to other Village parks, as well as connecting to an already established County of El Paso walking trail along the Rio Grande, which lies approximately ¾-mile west of the Site. The trails wander through many residential neighborhoods and will provide community members with safe walking paths for enjoyment of the outdoors and for exercise, away from high traffic streets and highways. The Village of Vinton will maintain and preserve the park for its continued use as a greenspace and recreational area.

Benefits associated with the project include the creation of a park with recreational and educational facilities which can be accessed by all community members, in an area where minimal resources of this type exist. The revitalization plans will give the Village of Vinton a large recreational location for the community to engage with one another, allowing room for children and adults to play and enjoy the outdoors. Construction of the park components will prevent exposure to hazardous substances present on the Site. Because the Site currently has an unconsolidated sediment surface veneer, wind can blow sediments off the Site and into the nearby residential dwellings to the west. Replacing this surface veneer with vegetation, concrete, and pavement will help prevent erosion and associated exposure risks. Redevelopment of an otherwise blighted component of the community is expected to increase quality of life and increase property values.

### **c. Strategy for Leveraging Resources**

The Village of Vinton has received grants from the Texas Parks and Wildlife (TPW) to develop parks and perform improvements at other locations. However, current development of the Site as a park with the help of TPW or other funding sources is being hampered by contamination. It is anticipated that brownfields assessment grant funds can be utilized for assessment activities required by the TCEQ. Once assessment is completed to the satisfaction of TCEQ, the Village of Vinton can move forward with the approved response action of stabilizing and covering the waste (possibly with funding from future brownfields cleanup grants). Addressing exposure concerns will allow funds for construction of the park to be requested from the TPW and other sources.

The Site is located within a developed area of Vinton and infrastructure is already present. It is planned that existing roads, including E. Vinton Road (a major arterial) south of the Site and possibly Iron Drive to the west, will be utilized as access/egress points to the parking lots within the park boundaries. Water, sewage and electrical are available at the Site boundaries for use within the park.

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<sup>1</sup> Village of Vinton Parks & Open Space Master Plan, November 2009, Parkhill, Smith & Cooper, El Paso, Texas.



The Village of Vinton Public Works Department has committed use of internally-owned equipment and personnel to assist with assessment activities, where appropriate.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

The TCEQ directed the Village of Vinton to conduct additional assessment activities at the Site in November 2018 to meet the requirements of the VCP and support the approved RAP. Previous assessment activities have been performed at the site and submitted to the TCEQ, however, the magnitude of assessment directed in 2018 is far more than the Village can cover due to the small, low-income population and limited tax base. We do not have sufficient funds available in our working budget to pay for the directed assessment. This grant will enable our community to pay for the directed assessment activities. Additionally, this grant will bring the Village one step closer to addressing a historically blighted area of the community and open up future use of the Site as a community park.

The lack of resources for the Village of Vinton is attributed to the small population and the low income of the Village. According to [www.census.gov](http://www.census.gov)<sup>2</sup>, the Village of Vinton has a population of 2,043 (2017) that is 96.9% Hispanic. Vinton has a median income of \$35,568, 62% below the median income of Texas, and a poverty rate of 34.5%. The residents are characterized as 96.9% Hispanic; 27% are foreign born, and 38% rely on public assistance.

This grant will benefit the health of the community as it will bring the community closer to their goal of covering/capping the waste and subsequent construction of the park will prevent potential exposure to hazardous substances to anyone that enters the Site or those living in close proximity. The Site can currently be accessed by the public at any time, which could result in exposures to the hazardous substances. Additionally, the Site is a vacant lot that is open to the wind and surface water flow. Wind-blown and water-carried sediments from the Site could contain metals, TPH and PCBs, which have not yet been quantified due to the high costs involved with additional assessment.

Although no greater-than-normal incidence of particular diseases or conditions are known for Vinton, the Village is classified as a low-income area stricken with high rates of poverty (approximately 35%). Environmental exposure to hazardous substances such as lead, arsenic and PCBs can exacerbate health conditions already present due to poor nutritional status or food insecurity. There has been a total of 237 COVID cases in the Vinton zip code (79821) and three related deaths.

The Village of Vinton is characteristically a low-income and minority community. According to the Health Impact Assessment (HIA) Demonstration Project conducted by the University of Texas at El Paso<sup>3</sup>. Vinton has had a problematic history of obtaining

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<sup>2</sup> Census. [www.census.gov](http://www.census.gov).

<sup>3</sup> HEALTHY VINTON/VINTON SALUDABLE, HIA DEMONSTRATION PROJECT FINAL REPORT, May 2014, Prepared by W.L. Hargrove and P. Juarez-Carillo, Center for Environmental Resource Management (CERM), The University of Texas at El Paso (UTEP).

clean drinking water. Only 20% of the community has access to a municipal water supply connection, with the remainder obtaining water from private on-site water wells or from a private water company. The water produced by these systems does not always meet water quality standards for human consumption. During this 2014 study, twenty residences were found to have water contaminated by arsenic above drinking water standards. Additionally, sixty-four residences were found to have total dissolved solids measurements above the EPA secondary standard. Eleven residences tested positive for E. coli or another form of bacteria. This outbreak of bacteria, such as E. coli, is most likely due to the mismanagement of septic tanks. Ailments such as numbness/cramping, stomach and abdominal problems, and skin problems were identified in poll data of the residents of Vinton, evidence of an E.coli outbreak and an overconcentration of TDS. The Village has been making strides in connecting areas to the El Paso Water municipal water supply and sewage systems over the past few years to provide community members with higher quality drinking water and sanitary sewer service, utilizing funding from the Texas Water Development Board (TWDB) and North American Development Bank (NADBank).

As a low-income minority dominated community, Vinton may face environmental justice challenges. Although the community has been very progressive in embracing environmental and community health improvements over the past several years, without outside assistance in the form of grants and other funding mechanisms, the Village does not have the financial resources to bring the community up to a more equitable level.

#### **b. Community Engagement**

Project partners during the assessment activities and proposed future revitalization of the Site include the Village of Vinton, Keep Vinton Beautiful (KVB), the Village of Vinton Community Outreach Department (VCO), Wood E&IS (Wood), nearby Vinton residents and the general public.

The table below describes key partners, the role each partner will have in the project and how each partner will be involved in the project.

<b>Partner Name</b>	<b>Point of Contact (name, email, phone)</b>	<b>Specific role in the project</b>
Village of Vinton	Andrea Carrillo <a href="mailto:acarrillo@vintontx.us">acarrillo@vintontx.us</a> (915) 886-5104	Will administer and distribute grant funding. Ms. Carrillo will also coordinate public meetings and updates to the public during each Village Council meetings
VCO	Josh Luna <a href="mailto:jluna@vintontx.us">jluna@vintontx.us</a> (915) 886-5104	Will coordinate outreach activities with target residents, schools and KVB
KVB	To be determined	Will work with the Village to expand outreach activities through their organized events
Wood	Brenda Barnes <a href="mailto:brenda.barnes@woodplc.com">brenda.barnes@woodplc.com</a> (915) 585-2472	Will assist the Village and KVB with public outreach activities. Provide technical content associated with assessment activities

As a small, close-knit community, the Village has a long history of incorporating community input into their various programs. When developing the Parks & Open Space Master Plan, several public meetings and a citizen survey were conducted to prioritize community needs and preferences, and to consider the citizen's desires in forward planning<sup>4</sup>. Although the constraints of the brownfields assessment project are being dictated by the TCEQ, the Village will incorporate a public outreach component into the project to educate citizens on the project and the importance of moving ahead with plans to minimize exposure, provide information relative to issues, as well as the steps being taken to allow park construction and eventual completion. Updates regarding the project status will be given during monthly Village of Vinton council meetings.

It is anticipated that the residents living in homes immediately west of the Site will be contacted in advance during an initial door-to-door visits to inform them regarding the on-site sampling activities. Visits will be conducted in English or Spanish, depending on the language preference of each resident. Flyers and brochures sharing assessment activities will be generated and distributed to Vinton residents during the project, both in English and Spanish. All COVID guidelines and measures to prevent the spread of the disease will be respected, such as social distancing and mask wearing during any in-person visits.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Description of Tasks/Activities and Outputs**

<b>Task/Activity: Public Outreach Activities</b>
<p><b><u>i. Project Implementation</u></b> Public outreach activities will begin with an initial presentation to the Village of Vinton Council and public regarding the grant award and plan for use of the grant funding. Residents in the immediate project vicinity will be informed of the project during a door-to-door visit regarding the issue and the processes involved in the project. Flyers in Spanish and English will be generated and distributed.</p>
<p><b><u>ii. Anticipated Project Schedule:</u></b> Public outreach activities will begin within three months of award and will be scheduled throughout the first year of the project. Updates regarding the project progress will be provided during monthly Village of Vinton Council meetings for the duration of the project.</p>
<p><b><u>iii. Task/Activity Lead(s):</u></b> Andrea Carrillo of the Village of Vinton will oversee the usage of the funds and coordinate public outreach activities. Wood, the qualified environmental professional, will assist with the community outreach and planning with the Village of Vinton and VCO. The VCO will aid Wood in notifying the public initially, as well as throughout the process of the Site sampling, reporting, clean-up, and construction.</p>
<p><b><u>iv. Output(s):</u></b> Notifying the public about the grant award and providing status updates, flyers.</p>

<sup>4</sup> Village of Vinton Parks & Open Space Master Plan, November 2009, Parkhill, Smith & Cooper, El Paso, Texas.

<b>Task/Activity: Technical Work Plan and Quarterly Status Reports</b>	
<b>i. <u>Project Implementation</u></b>	A Technical Work Plan will be developed for submittal to the TCEQ, which will address the directive for the additional assessment. Proposed sample locations will be finalized. Quarterly status reports to the TCEQ and EPA are also included in this task.
<b>ii. <u>Anticipated Project Schedule:</u></b>	The Technical Work Plan will be submitted to the TCEQ within three months of the grant award. The status reports will be submitted on a quarterly basis to the TCEQ and EPA.
<b>iii. <u>Task/Activity Lead(s):</u></b>	Wood will prepare the Technical Work Plan for submittal to the TCEQ. The Village of Vinton will review the work plan and provide input prior to submission to the TCEQ.
<b>iv. <u>Output(s):</u></b>	The completion/submission of the Technical Work Plan to the TCEQ will be the deliverable for this task.

<b>Task/Activity: Additional Assessment Activities</b>	
<b>i. <u>Project Implementation</u></b>	Upon receipt of approval of the Technical Work Plan (estimated as within 60 days of Work Plan submittal to TCEQ), planning for the assessment activities will begin. The sampling and analytical tasks will be executed.
<b>ii. <u>Anticipated Project Schedule:</u></b>	Assessment sampling activities can be completed within three months following the TCEQ approval of the Technical Work Plan, estimated within one year of grant award.
<b>iii. <u>Task/Activity Lead(s):</u></b>	Wood will conduct the sampling/assessment activities and will obtain the analytical data from the lab.
<b>iv. <u>Output(s):</u></b>	The completion of the sampling activities and receipt of the lab data will be the outputs for this task.

<b>Task/Activity: Data Evaluation and Preparation of Assessment Report</b>	
<b>i. <u>Project Implementation</u></b>	After receipt of the laboratory analytical data, the data will be evaluated for quality and writing of the assessment report will begin. The final report will be submitted to TCEQ in the form of a revised Affected Property Assessment Report (APAR).
<b>ii. <u>Anticipated Project Schedule:</u></b>	It is anticipated that the data evaluation and reporting task activities will be conducted during the three months following receipt of the lab data, with the APAR to be submitted to the TCEQ within 1 year of grant award.
<b>iii. <u>Task/Activity Lead(s):</u></b>	Wood will conduct the data evaluation and will prepare the APAR for submittal to the TCEQ. The Village of Vinton will review the APAR and provide input prior to submission to the TCEQ.
<b>iv. <u>Output(s):</u></b>	

The completion/submission of the APAR to the TCEQ will be the final output for the project. Once this document is approved by the TCEQ, further planning for the response action/clean-up will be conducted.

## **b. Cost Estimates**

Cost estimates were developed based on time and materials estimates of the number of hours needed to complete each task by each personnel level with unit pricing for travel and supplies. A breakdown of the costs for each task associated with the assessment project is provided in the table below.

It is anticipated that the entire project budget will be spent on eligible reuse planning activities for the Community Park Site.

<b>Budget Categories</b>		<b>Project Tasks (\$)</b>				<b>Total</b>
		(Task 1) Community Outreach and Planning	(Task 2) Technical Work Plan and Status Reports	(Task 3) Sampling/ Analytical	(Task 4) Data Evaluation and Reporting	
<b>Direct Costs</b>	Personnel	111 hours @ average rate of \$86.62 = \$9,614.54	72 hours @ average rate of \$92.12 = \$6,632.73	108 hours @ average rate of \$59.39 = \$6,414.55	134 hours @ average rate of \$89.12 = \$11,941.81	\$34,603.63
	Fringe Benefits	\$3,605.46	\$2,487.27	\$2,405.45	\$4,478.19	\$12,976.37
	Travel <sup>1</sup>	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00
	Equipment <sup>2</sup>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supplies	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
	Contractual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Other (Analytical, Shipping, Outreach)	\$2,000.00	\$200.00	\$23,394.00	\$100.00	\$25,694.00
<b>Total Direct Costs<sup>3</sup></b>		\$15,220.00	\$9,320.00	\$33,814.00	\$16,520.00	\$74,874.00
<b>Indirect Costs<sup>3</sup></b>		\$1,000.00	\$872.00	\$872.00	\$1,000.00	\$3,744.00
<b>Total Budget (Total Direct + Indirect Costs)</b>		\$16,220.00	\$10,192.00	\$34,686.00	\$17,520.00	\$78,618.00

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.

<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

<sup>3</sup> Administrative costs (direct and/or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

## **c. Measuring Environmental Results**

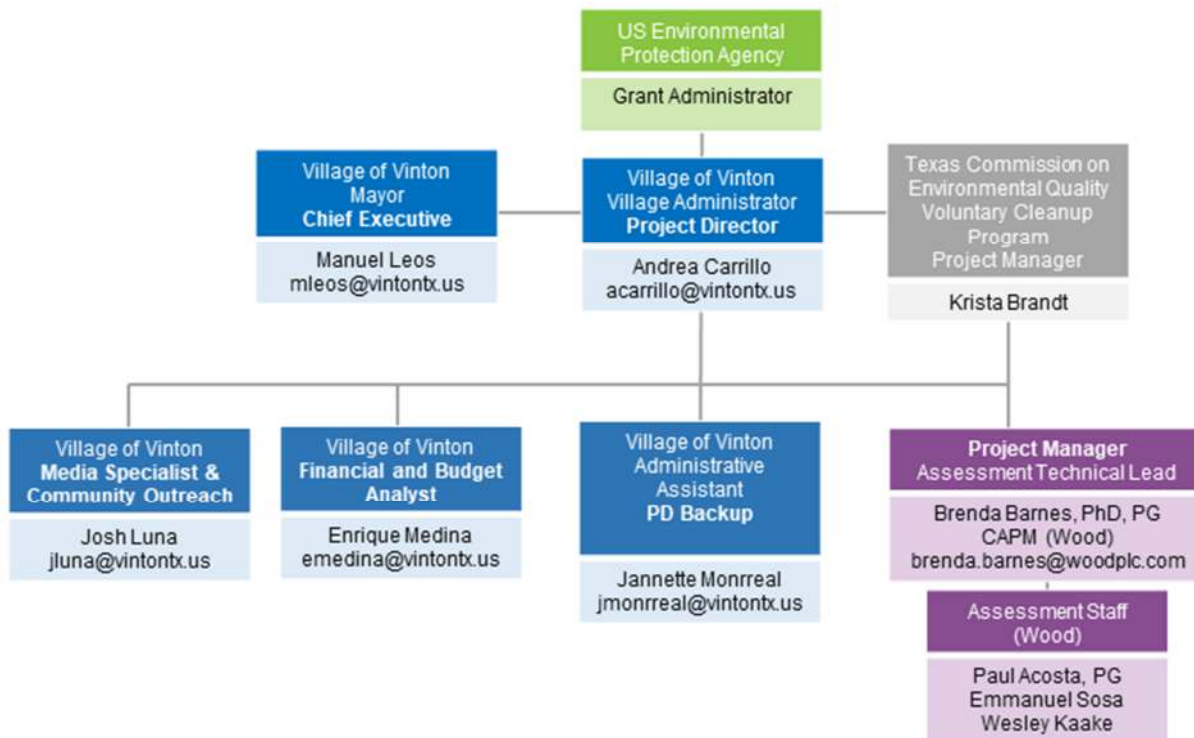
The project schedule will be tracked utilizing an electronic project software application which will be updated on an as-needed basis. The project team will be kept informed on a bi-weekly basis via emails documenting tasks in progress, accomplishments, problems encountered with resolutions and status, and planned tasks for the upcoming bi-weekly

period. Personnel working on the project will track hours for each task using an electronic timesheet application. Monthly meetings and/or teleconferences to be attended by the Village of Vinton, Wood, KVB and VCO will be utilized to track, measure, and evaluate the progress in achieving the project outputs, results, and eventual outcomes.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **a. Programmatic Capability**

The Village of Vinton, VCO and Wood will be the primary organizations responsible for the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant. A conceptual organization chart for the project is provided below.



The Village of Vinton will provide grant finance management, project oversight and input from the Village Council. KVB and the VCO will help with public outreach activities. Wood will provide qualified environmental personnel for sampling activities, data evaluation and report writing, will subcontract with the analytical laboratory and will also aid in public outreach.

The following describe the key staff that will work together to successfully implement the grant:

- Chief Executive, Mayor Manuel Leos – Mayor Leos has been in office as Mayor at the Village of Vinton since November 2016 and in 2019 was re-elected for an additional three year term.
- Andrea Carrillo, MPA – Project Director, Village of Vinton – Ms. Carrillo has a Masters' degree in Public Administration and has served as the Village Administrator of Vinton since 2018.
- Brenda Barnes, PhD, PG – Senior Project Manager, Wood – Dr. Barnes is an experienced environmental professional with more than 30 years conducting and

managing environmental assessment and remediation projects at hazardous and petroleum contaminated sites across west Texas and southern New Mexico.

Throughout the assessment activities, we will focus on using Historically Underutilized Businesses (HUBs) and local El Paso businesses for laboratory analytical services and any other subcontracting opportunities required for the assessment project. The samples collected by field personnel will be delivered to the HUB lab and will provide analytical data for evaluation and incorporation into the APAR, the final deliverable to the TCEQ documenting the assessment activities.

Additional resources will be acquired as needed via communication between the key staff to provide any required expertise to successfully complete the project.

#### **b. Past Performance and Accomplishments**

The Village of Vinton has never received an EPA Brownfields grant, but has previously or recently received funding from the following:

- Texas Parks & Wildlife (TPW)
- North American Development Bank (NAD Bank) / Texas Water Development Board (TWDB) / United States Department of Agriculture (USDA) Rural Development / Border Environmental Cooperative Commission (BECC)

The funding derived from the TPW was awarded to the Village of Vinton for the purpose of expanding and improving Mariposa Park, a 0.25-acre neighborhood park. The grant of \$75,000 was awarded in 2017 with an agreement term of March 2018 to July 15, 2021. The grant activities are currently in progress, and the Village has complied with the requirements of the grant to date by carefully managing subcontractors that are completing the park improvement tasks. Project timelines, budgets and reporting requirements for the grant have been complied with by successful management by the Village.

The Village of Vinton has obtained funding for wastewater and water system projects by the TWDB, BECC/EPA, and USDA Rural Development. According to the TWDB website<sup>5</sup>, \$16.7 million was provided for a wastewater project, which will consist of the construction of a new centralized wastewater collection system including 337 connections. Funding for additional phases was provided to the wastewater project by the BECC and the NADBank<sup>6</sup>. The Village of Vinton was also awarded funding by the USDA Rural Development for municipal water system projects. The funding equals a total of \$14.6 million through three total phases of a municipal water system project to increase health and quality of life for residents as well as increase economic development. The Village has successfully managed these grants by complying with the grant workplans, schedules, reporting requirements and terms/conditions, and their compliance has been rewarded with additional funding towards completion of the water and wastewater projects.

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<sup>5</sup> Texas Water Development Board approves \$16,731,454 to the Town of Vinton (El Paso County) for wastewater system improvements, May 31, 2017, [https://texaswaternewsroom.org/pressreleases/2017-05-31\\_vinton.html](https://texaswaternewsroom.org/pressreleases/2017-05-31_vinton.html).

<sup>6</sup> Certification Proposal, Wastewater Collection System for Vinton, Texas, October 2019, North American Development Bank, El Paso, Texas.

## **Threshold Criteria Response: Site-Specific Application**

- 1. A statement of applicant eligibility if a city, county, state, or tribe (see Section III.B.1.)**
- 2. Documentation of applicant eligibility if other than city, county, state, or tribe; e.g., resolutions, statutes, documentation of 501(c)(3) tax-exempt status or qualified community development entity (see Section III.B.1.)**
- 3. Description of community involvement (see Section III.B.2.)**
- 4. Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant (see Section III.B.3.)**
- 5. Basic site information (see Section III.C.1.)**
- 6. Status of history of contamination at the site (see Section III.C.2.)**
- 7. An affirmative statement that site meets the definition of a brownfield site (see Section III.C.3.)**
- 8. Information on enforcement or other actions (see Section III.C.4.)**
- 9. Property-specific determination information or an affirmative statement that a Property-Specific determination is not required (see Section III.C.5.)**
- 10. Property ownership eligibility information for hazardous substances sites, if applicable (see Section III.C.6.a.)**
- 11. Property ownership eligibility information for petroleum sites, if applicable (see Section III.C.6.b.)**



### **III.B. Threshold Criteria for Assessment Grants**

#### **1. Applicant Eligibility**

The Village of Vinton is a local municipal government with an elected Mayor and City Council. The Village of Vinton affirms that they are eligible for funding.

#### **2. Community Involvement**

The Village of Vinton plans to inform and involve the community and other stakeholders in the brownfields assessment activities through a series of educational public meetings and via updates to the Village residents at monthly Village Council meetings. Outreach activities to local schools about the park project are also planned during the grant duration. The Village will provide written notice for all Council meetings. Flyers and/or brochures detailing actions planned and implemented will be distributed within the affected area of the Village.

#### **3. Expenditure of Assessment Grant Funds**

The Village of Vinton affirms that it does not have an active EPA Brownfields Assessment Grant.

### **III.C. Additional Threshold Criteria for Site Specific Applications**

#### **1. Basic Site Information**

- a. Vinton Community Park Site
- b. 475 East Vinton Road, Vinton, Texas 79821
- c. The current owner of the Site is the Village of Vinton

#### **2. Status and History of Contamination at the Site**

- a. The Site is contaminated with hazardous substances from automobile shredder “fluff” waste, primarily metals (lead, arsenic, and mercury). Some petroleum hydrocarbons and PCBs (polychlorinated biphenyls) derived from the automobiles shredded for metals recovery is also present at the site. The hazardous substances and petroleum components are comingled and cannot easily be distinguished or separated.
- b. Historically, The Site was vacant undeveloped land. No commercial or industrial operations were conducted on the Site. Spreading of automotive shredder fluff originating from off-site sources occurred in the 1960s and 1970s. The Site is currently a vacant, undeveloped lot.
- c. During environmental site assessments, chemicals of concern (COCs) including total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs) and metals (arsenic, lead, chromium, and cadmium) were identified in association with the shredder fluff waste present in the eastern and central portions of the site.

- d. The Site became contaminated with the shredder “fluff” during the 1960s and 1970s as the neighboring properties were utilized as a metal processing facility. At the metal processing facility, automobiles were crushed and shredded to remove ferrous and other metallic components for recycling. The processing facilities appear to have placed their waste material (auto shredder fluff, consisting of primarily the non-metallic automobile components) across the eastern half of the Site. Some assessment including soil sampling and analysis has been conducted at the site, and it has been determined that the contamination exists as a layer of waste up to 10-feet deep across portions of the 11-acre property. No leaching into the groundwater underlying the site has been documented based on sampling conducted to date.

### **3. Brownfields Site Definition**

The site meets the definition of a brownfield under CERCLA in that it is a real property, the use of which is complicated by the presence of a hazardous substance, pollutant or contaminant. The Village of Vinton affirms that:

- a. The Site is not listed or proposed for listing on the National Priorities List.
- b. The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- c. The Site is not subject to the jurisdiction, custody, or control of the U.S. government.

### **4. Enforcement or Other Actions**

The Site is not under any enforcement actions from any federal, state or local entities. The Site is under the jurisdiction of the Texas Commission on Environmental Quality (TCEQ) and is being addressed under the Voluntary Cleanup Program (VCP). The TCEQ VCP has directed the Village of Vinton to conduct additional assessment activities at the site, and it is these activities for which the Village is requesting Brownfields funding. A copy of the TCEQ letter directing the Village of Vinton to perform assessment activities at the site is provided as part of this package.

### **5. Sites Requiring a Property-Specific Determination**

Polychlorinated biphenyls (PCBs) have been detected within some areas of the automobile shredder fluff waste at the Site, thus a Property-Specific Determination is required and attached. EPA has not initiated an involuntary action with the Village of Vinton to address the PCB contamination, which is co-mingled with the metals and petroleum hydrocarbons.

## **6. Threshold Criteria Related to CERCLA/Petroleum Liability**

### **a. Property Ownership Eligibility – Hazardous Substance Sites**

The Site is contaminated with co-mingled hazardous substances and petroleum hydrocarbons, which are comingled. The predominant contaminants are metals including lead, arsenic and mercury. All hazardous substances at the site, in the form of automobile shredder fluff waste, were placed on the property in the 1960s-1970s, prior to property acquisition. The Village of Vinton was given the northern portion of the site (approximately six acres) in a Gift Warranty Deed dated December 18<sup>th</sup>, 1992. The southern portion of the site (approximately five acres) was purchased by the Village of Vinton for the sum of \$10.00, documented in a Warranty Deed dated December 18<sup>th</sup>, 1992. The waste materials had been in present on the property for many years by the time the Village of Vinton acquired the site, and the Village had no part in the placing of the waste materials. The property was acquired by the Village of Vinton prior to January 11, 2002, and thus the Village is eligible for a Brownfields Grant.

### **ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY**

#### **(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002**

Per CERCLA § 104(k)(2)(C), the Village of Vinton did not cause or contribute to contamination at the property. The property was acquired by the Village in 1992 as two parcels of land. One of the parcels was gifted to the Village of Vinton per a Gift Warranty Deed dated December 18, 1992. The second parcel was conveyed to the Village of Vinton for a sum of \$10.00 per a Warranty Deed dated December 18, 1992. All of the waste materials had been in present on the property for many years by the time the Village of Vinton acquired the site

The Village of Vinton affirms that the Village did not cause or contribute to any release of hazardous substances at the site, and affirms that the Village did not arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site.

## **7. Waiver of the \$200,000 Limit**

No waiver is being requested.

## **Property-Specific Determination**

### **III.C.5 Property-Specific Determination**

1. Basic Site Information
  - a. Vinton Community Park Site
  - b. 475 East Vinton Road, Vinton, Texas 79821
  - c. The owner of the Site is the Village of Vinton
2. The hazardous substances at the Community Park Site are present due to uncontrolled placement (dumping) of an estimated 70,000 to 75,000 cubic yards of automobile shredder fluff waste by a metals recycling facility in the 1960s-1970s. Polychlorinated biphenyls (PCBs) are commonly present in automobile shredder fluff waste and have been detected at the site.
3. Polychlorinated biphenyls (PCBs) have been detected within some areas of the automobile shredder fluff waste at the site, thus a Property-Specific Determination is required. Other hazardous substances present at the site include the metals arsenic, lead and mercury, along with co-mingled petroleum hydrocarbons in surface and near-surface soil across the site.
4. An estimated five to seven acres of the 11-acre property contain automobile shredder fluff waste piles, in some areas between five and ten feet in height (estimated at 70,000 to 75,000 cubic yards of waste). Much of the waste is present at the land surface and is subject to surface runoff during rain events as well as wind erosion. An arroyo system is present within the property boundaries, and during rain events surface runoff from the waste piles may flow into the arroyo system and offsite to the west, potentially into a residential neighborhood. At this time, potential exposures of residents to the contaminants leaving the site via surface runoff and wind erosion have not been quantified.

Brownfields grant funds will be used to assess the waste and hazardous substances across the site. The property is under the jurisdiction of the Texas Commission on Environmental Quality (TCEQ) and is being addressed under the TCEQ Voluntary Cleanup Program (VCP). The VCP has directed the Village of Vinton to conduct additional assessment activities across the site to more fully document impacts to support an Affected Property Assessment Report (APAR) update. The additional sampling and APAR update will support an earlier approved response action plan (RAP). The approved RAP includes steps to be taken to mitigate the potential for health risks due to potential exposures of the hazardous substances during removal/redeposition of sediments in surface water runoff and due to wind erosion. The RAP proposes that the waste be stabilized and covered/capped, and the community park components be constructed on the covered/capped site.

**Property-Specific Determination**  
**Community Park Site, 475 East Vinton Road, Vinton, Texas 79821**  
**Vinton, Texas**

The Village of Vinton has plans to develop the property with an 11-acre Community Park. Under the TCEQ-approved RAP, the automobile shredder fluff waste will be stabilized and covered/capped. Components of the park, including impervious parking areas, a community center, softball playing fields, a skate park and walking trails will be constructed strategically over the capped waste to prevent surface exposure of the waste and prevent infiltration of surface water. Construction of the park components will result in the waste materials being covered and will prevent exposure of residents to the hazardous substances at the Site. The RAP includes post-closure inspections, maintenance and monitoring over a 30-year period to document conditions and mitigate future exposures to hazardous substances from the Site. Implementation of the RAP will achieve TCEQ Risk Reduction Program (TRRP) human-health and ecological protective measures by placement of engineered controls to mitigate exposure pathways. Deed recordation of the Site under the Voluntary Cleanup Program along with post-closure activities will prevent future disturbance of the materials, reducing or eliminating exposure to metals, PCBs and hydrocarbons.

The 11-acre park will include recreational components, greenspace, a demonstration garden for xeriscape and a community center. It is anticipated that the park and community center will be utilized by various citizens groups, non-profits and agencies for public and private functions, as well as educational programs. Neighborhood children and adults alike can enjoy the various park components. Development of the park on this parcel is aligned with existing plans for reuse of a blighted community property.

In their Parks and Open Space Master Plan, the Village of Vinton has proposed that this community park will be connected by way of a 3-mile walking trail to other Village of Vinton parks, as well as connecting to an already established County of El Paso walking trail along the Rio Grande. The trails wander through several residential neighborhoods and will provide community members with a safe walking path for enjoyment of the outdoors and for exercise. The Village of Vinton will maintain and preserve the park for its continued use as a greenspace and recreational area.

Reuse of the Site will provide short-term jobs for an estimated eight to ten local workforces during development of the park. With the development of the park, existing areas with surface exposures of contaminants will be covered, and a local blighted area put to beneficial community use, enhancing overall property values (estimated five to 15% increase), and align with overall community development plans.

5. The Village of Vinton has no funding available for assessment of the Site. The Village of Vinton conducted initial assessment activities that resulted in a Voluntary

**Property-Specific Determination**

**Community Park Site, 475 East Vinton Road, Vinton, Texas 79821  
Vinton, Texas**

Cleanup Program application, collection of samples to confirm the overall extent of impacts, and submittal of an initial Affected Property Assessment Report. These tasks were covered with what little budget the Village could spare in 2015-2017, however, the assessment was fiscally constrained and following review by the State, additional assessment was requested by the TCEQ in late 2018.

6. The Village of Vinton is not responsible for and had no role in the contamination at the Site. The waste materials were placed on the Site by a metals recycling facility during the 1960s-1970s. The Village did not acquire the property until December 1992 through a combination of donations and purchases.

## Application for Federal Assistance SF-424

Applicant Information

- ☐ For-profit organization
- ☒ Non-profit organization
- ☐ Governmental organization

Organization Information

- ☒ Yes
- ☐ No
- ☐ R

Registration Information

OMB Number

8

Organization Name

Organization Type

BF

Organization Address

### State Use Only:

OMB Number

Organization Name

### 8. APPLICANT INFORMATION:

Organization Name Vinton, Village of

Organization Address

Organization Phone Number

6050291800000

### d. Address:

Street Address

436 E Vinton Road

City

State

Vinton

County

El Paso

Zip Code

TX: Texas

Country

Zip Code

USA: UNITED STATES

Zip Code

79821-8802

### e. Organizational Unit:

Department

Division

### f. Name and contact information of person to be contacted on matters involving this application:

Salutation

Ms.

First Name

Andrea

Middle Name

Nichole

Last Name

Carrillo

Organization

MPA

Organization Address

Village Administrator

Organization Phone Number

Organization Fax Number

915-886-5104

Organization Email

Organization Website

acarrillo@vintontx.us



## Application for Federal Assistance SF-424

\* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

□□□□ □□□ □□□□□□□□ □□□□□ □□□□□□□□□□

[illegible]

\* 10. Name of Federal Agency:

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

D

Brownfields Assessment and Cleanup Cooperative Agreements

\* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

**13. Competition Identification Number:**

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**14. Areas Affected by Project (Cities, Counties, States, etc.):**

\_\_\_\_\_

[illegible]

D □ □ □ □ □ □ □ □ □ □

\* 15. Descriptive Title of Applicant's Project:

Village of Vinton Community Park Brownfields Site

☐ ☐ ☐ ☐ ☐ ☐ r ☐ ☐ d ☐ ☐ ☐ ☐ ☐ ☐ ☐ d ☐ ☐ ☐ ☐ ☐ ☐ ☐ r ☐ ☐ ☐ ☐ ☐ ☐

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**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

Congressional District

16

Congressional District

16

If you are applying for a grant, please provide the following information:

Project Title

Add Project Title

Delete Project Title

Cancel Project Title

**17. Proposed Project:**

Proposed Start Date

04/01/2021

Proposed End Date

09/30/2024

**18. Estimated Funding (\$):**

Total Requested

78,618.00

Total Available

0.00

Total Available

0.00

Total Available

0.00

Total Available

0.00

Total Available

0.00

Total Available

78,618.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ No, this application is not subject to review by the state under Executive Order 12372.☒ Yes, this application is subject to review by the state under Executive Order 12372.☐ Yes, this application is subject to review by the state under Executive Order 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ No ☒ Yes

If "Yes," provide explanation in attachment.

Explanation

Add Explanation

Delete Explanation

Cancel Explanation

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ I certify that the information provided is true and accurate.

I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**Authorized Representative:**

First Name

Mr.

Last Name

Manuel

Middle Name

First Name

Leos

Last Name

Title

Mayor

Phone Number

915-886-5104

Fax Number

Email

mleos@vintontx.us

Signature of Authorized Representative

Printed Name of Representative

Date of Signature

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